

**Bloom & Bloom, P.C.**

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July 19, 2006

Laurence D. Lissauer, Esq.  
2009 John Jay Court  
New Windsor, New York 12553

**RE: *PATRIOT RIDGE – TOWN OF NEW WINDSOR, NEW YORK***  
**Our File No.: G-751**

Dear Mr. Lissauer:

As local counsel for AVR Realty Company, LLC, I respond to your recent communications regarding your concerns pertaining to certain "safety issues" which you describe as pertaining to your unit at 2009 John Jay Court. In that regard, I have discussed with my client your specific concerns as set forth in your correspondences of January 2, 2006, February 16, 2006, June 9, 2006, and July 12, 2006. After discussing such concerns with my client, I submit its position in the matter as follows:

1.) My client received a Certificate of Occupancy from the Town of New Windsor relating to your unit. As you know, the issuance of such certificate constitutes written confirmation from the local municipality that the construction complies with all relevant New York State and Municipal Building Code Regulations, including, but not limited to, the installation of walkway railings and landscaping.

2.) Your reference to the installation of handrails pertaining to Unit 4001 on Thomas Paine Way is inapposite, inasmuch as that unit does not have the same exterior walkway configuration as your home.

3.) While your concerns for safety are understandable, given your professional background, I respectfully suggest that they be directed to the Managing Agent of the Homeowner's Association (River Management). At the time any such referral is made,

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your application for the installation of walkway railings can be formalized in accordance with the procedures for Architectural Review.

I trust that the aforementioned comments adequately respond to your concerns.

Sincerely yours,

SIGNED IN ABSENCE OF  
WRITER TO AVOID DELAY



DANIEL J. BLOOM

DJB/et

- cc: Michael Blythe, Esq.  
Town Attorney – Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553
- cc: McGoey, Hauser & Edsall, P.C.  
Attention: Mark Edsall, P.E.  
Town Engineer – Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553
- cc: Michael Babcock – Building Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553
- cc: Patriot Ridge Homeowner's Association  
c/o River Management  
P.O. Box 5309  
Poughkeepsie, New York 12602
- cc: Patriot Ridge Development, LLC  
Attention: John Nemeth, P.E.  
One Executive Boulevard  
Yonkers, New York 10701  
Via Fax # (914) 737-1967 & First Class Mail
- cc: AVR Realty Company, LLC  
Attention: Thomas F. Perna  
One Executive Boulevard  
Yonkers, New York 10701

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- cc: Hon. George A. Green, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553
- cc: Genero Argenio – Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553
- cc: Shaw Engineering  
Attention: Gregory J. Shaw, P.E.  
744 Broadway  
Newburgh, New York 12550